040.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	647,900 / 647,900
					USE VALUE:	647,900 / 647,900
					ASSESSED:	647,900 / 647,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		AMHERST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONNELLY JASON M & SUSAN B
Owner 2:	
Owner 3:	
Street 1:	36 AMHERST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CANTWELL MARIA/ TRUSTEE -
Owner 2:	CHRISAFIS FAMILY TRUST -
Street 1:	14603 COLONEL`S CHOICE RD
Twn/City:	UPPER MARLBORO
St/Prov:	MD Cntry:
Postal:	20772

NARRATIVE DESCRIPTION

This parcel contains 3,450 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Aluminum Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3450.000	224,000	5,100	418,800	647,900
Total Card	0.079	224,000	5,100	418,800	647,900
Total Parcel	0.079	224,000	5,100	418,800	647,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.07 | /Parcel: 482.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	27072
GIS Ref	
GIS Ref	
Insp Date	04/02/19

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	224,100	5100	3,450.	418,800	648,000	648,000	Year End Roll	12/18/2019
2019	101	FV	187,900	5100	3,450.	445,000	638,000	638,000	Year End Roll	1/3/2019
2018	101	FV	187,900	5100	3,450.	324,600	517,600	517,600	Year End Roll	12/20/2017
2017	101	FV	187,900	5100	3,450.	282,700	475,700	475,700	Year End Roll	1/3/2017
2016	101	FV	187,900	5100	3,450.	240,800	433,800	433,800	Year End	1/4/2016
2015	101	FV	177,100	5100	3,450.	235,600	417,800	417,800	Year End Roll	12/11/2014
2014	101	FV	177,100	5100	3,450.	193,700	375,900	375,900	Year End Roll	12/16/2013
2013	101	FV	177,100	5100	3,450.	184,300	366,500	366,500		12/13/2012

!3328!

PRINT

Date	Time
12/10/20	18:36:32

LAST REV

Date	Time
04/02/19	15:26:13
apro	
3328	

USER DEFINED

Prior Id # 1:	27072
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANTWELL MARIA/	58554-266		2/27/2012		430,000	No	No		
	21463-408		10/1/1991		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/25/2017	613	Solar Pa	11,455	C				
11/23/2016	1444	Insulate	4,888	C				
6/13/2013	858	Solar Pa	21,161					
10/10/2012	1288	Manual	4,448	C				
5/14/2012	607	Alterati	100					
5/3/2012	562	Porch	2,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/2/2019	MEAS&NOTICE	HS	Hanne S
7/11/2013	Info Fm Prmt	EMK	Ellen K
4/18/2013	Info Fm Prmt	EMK	Ellen K
5/24/2012	MLS	EMK	Ellen K
3/30/2009	Meas/Inspect	163	PATRIOT
2/29/2000	Meas/Inspect	263	PATRIOT
8/16/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3450		Sq. Ft.	Site		0	80.	1.52	1									418,800						418,800	

Total AC/HA: 0.07920 | Total SF/SM: 3450 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 418,800 | Spl Credit | Total: 418,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97029907
Adj $ / SQ:	170.287
Other Features:	56972
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324587
Depreciation:	100622
Depreciated Total:	223965

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

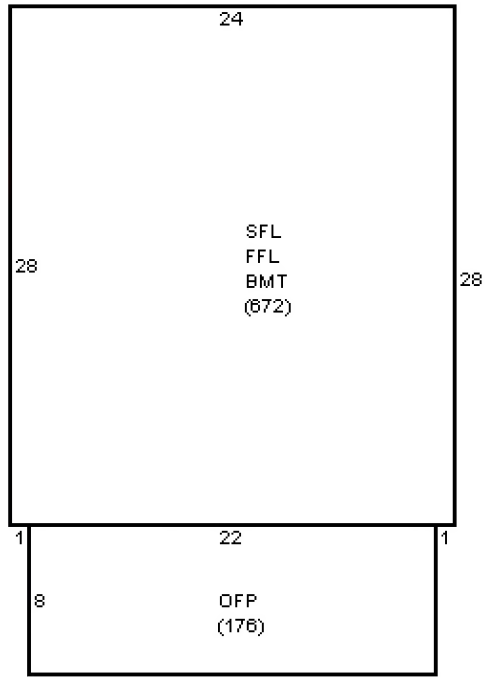
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	170.29
Special Features:	0	Val/Su Net:	102.19
Final Total:	224000	Val/Su SzAd	166.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	51.090	34,330
FFL	First Floor	672	170.290	114,433
SFL	Second Floor	672	170.290	114,433
OFP	Open Porch	176	25.110	4,419

Net Sketched Area:	2,192			Total:	267,615
Size Ad	1344	Gross Are	2192	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

040.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100